

For Sale

By Private Treaty

AMV

€625,000

grimes[®]



3 Bedroom Semi-detached Home – 152m² / 1,636 ft²

FOR SALE BY PRIVATE TREATY

14 Kelly's Bay Drive
Skerries
Co Dublin
K34 D803

BER C2

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DESCRIPTION

Grimes are delighted to present this beautiful extended three-bedroom family home to the market. Behind the attractive brick exterior, No. 14 is a wonderfully maintained home with generously proportioned living accommodation and spacious bedrooms. Benefiting from a large extended open plan kitchen/dining room, a back door leads out to a sunny west facing rear garden which features a garden Pod currently used as a home gym.

Accommodation briefly comprises of entrance hall with guest wc, living room, open plan Kitchen/dining room, utility, family room, additional bedroom / office. Upstairs there are three bedrooms, master en-suite and family bathroom.

Located in a quiet and popular cul de sac within the Kelly's Bay estate and just a short stroll to Skerries point retail development. Kelly's Bay is well situated beside both national and secondary schools and public transport. Skerries is a thriving seaside town famous for its sandy beaches and bustling town and hosts a wide range of amenities including shops, restaurants, bars, boutiques, beaches, Skerries Mills & Heritage Park and an array of sporting facilities and clubs to include rugby, soccer, GAA, hockey, golf, cricket & sailing.

Both Irish Rail and Dublin Bus operate regular commuter service to the City Centre. Dublin Airport, the M50 and M1 are just a short drive from the property.

ACCOMMODATION

Entrance Hallway: 2.04m x 4.81m	Bright entrance with Wood flooring.
Living Room: 3.43m x 5.72m	Located to the front of the property with wooden floors and feature solid fuel fire (plumbed for gas). Double doors leading to the family room.
Kitchen / Dining Room: 9.61m x 8.95m	Beautiful extended kitchen / dining room with shaker style kitchen units, solid walnut kitchen island and tiled / wood flooring.
Family Room / Office: 4.04m x 4.04m	Located to the rear of the property, wood flooring.
Bedroom / Office: 2.65m x 2.73m	Tiled floor with patio doors leading to the rear garden. Currently used as a bedroom.
Laundry: 1.38m x 4.04m	Tiled flooring, plumbed for washing machine etc
Guest WC: 0.91m x 1.54m	Tiled floor with partial tiled walls, Wc, Whb
Family bathroom: 1.78m x 2.32m	WC, Whb, bath with shower attachment, tiled flooring and shower surround.
Master Bedroom: 3.53m x 4.17m	Located to the rear of the property, this large double bedroom has built in wardrobes and an en-suite. Wooden floors.
En-Suite: 1.79m x 1.70m	With WC, WHB and shower. Fully tiled.
Bedroom 2: 3.17m x 4.29m	Located to front of property with fitted wardrobes and wooden floors.
Bedroom 3: 2.44m x 2.73m	Located to front of the property with wooden floors

FEATURES

- Beautiful spacious 3-bedroom home
 - Excellent condition throughout
 - Large extended Kitchen / dining room
 - Off street parking to the front
 - GFCH
 - West Facing rear garden with home office / gym
 - Ideal located within easy reach of all local amenities and recreational facilities
 - Easy access of Dublin Airport, M1, M50 and City Centre
 - Skerries has an excellent choice of schools and sports clubs
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IMAGES





PRICE

AMV €625,000

VIEWING

By appointment.
Louise Shannon

Please contact us to arranging a viewing.
We are open from 9 am to 5.30 pm Monday to Friday and by appointment on Saturdays.

THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.55% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3% cash back** for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2024.

2% Back -in-Cash at drawdown means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)

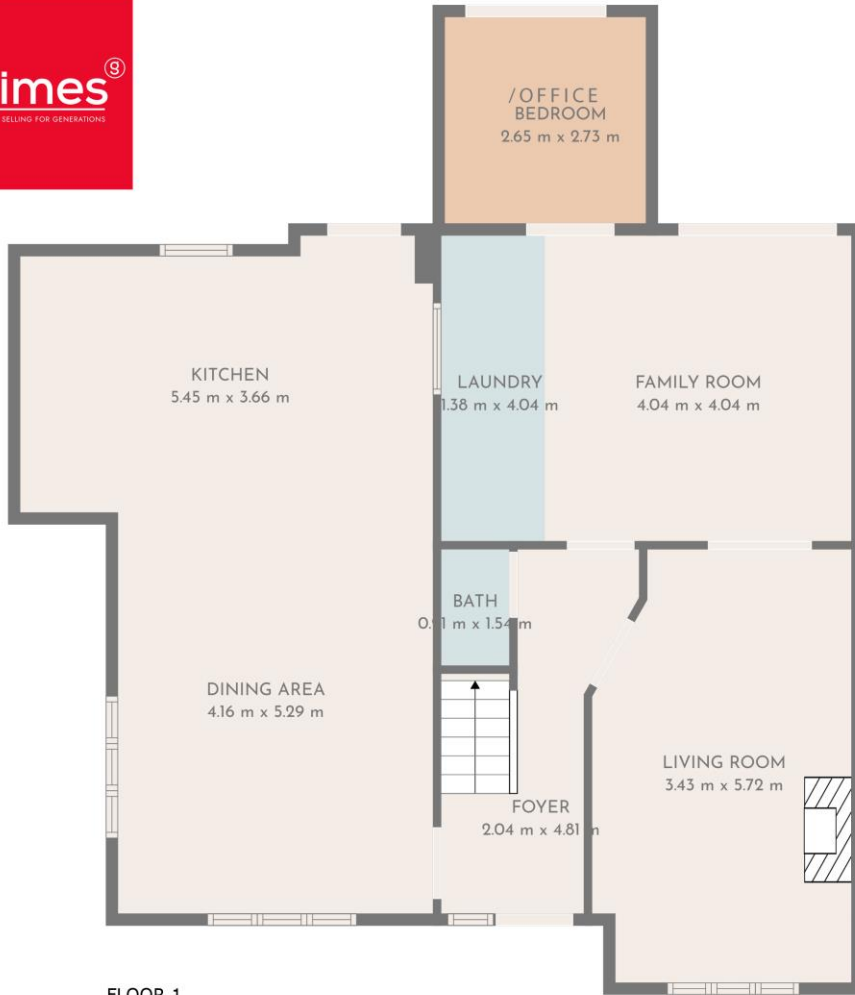


EBS d.a.c. is regulated by the Central Bank of Ireland.

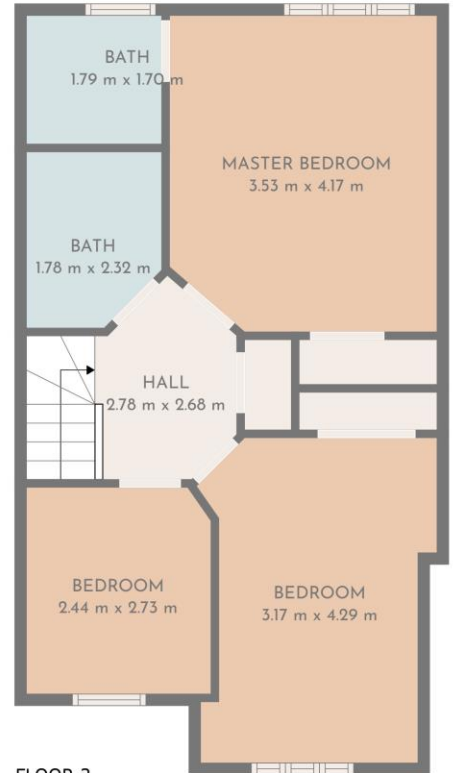
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FLOOR 1



FLOOR 2

TOTAL: 152 m²
FLOOR 1: 101 m², FLOOR 2: 51 m²